

**ECKERSLEY HALL BUILDING COMMITTEE
MONDAY, AUGUST 27, 2012
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Trevor Davis, Augie DeFrance, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Larry Riley
Members Absent: Phil Pessina, Bill Wasch
Others Present: Beth Lapin, Ron Organek, Jim Salemi (Middletown Press), Phil Cacciola, Grady Faulkner
Guests: John Ireland (SP+A)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:01 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the August 13, 2012 minutes. Augie DeFrance made the motion to accept, seconded by Larry Riley. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

There was none at this time.

BUDGET ITEMS

There was none at this time. Ron K. requested that Beth provide an estimate of hours she'd need to work on the SHPO restoration grant, in order to expand her current hours.

4.0 PUBLIC COMMENTS

Ron Organek reported he brought the Quonset hut version to the mayor who will provide it to Billy Russo. Ron O. invited the veterans via email to attend the August 30 Common Council meeting.

5.0 OLD BUSINESS

There was no old business.

6.0 NEW BUSINESS

REVISED DESIGN PLANS: SHPO modifications: John Ireland

After much back and forth with SHPO, John presented the latest version of the front entrance, a T-shaped canopy with a polycarbonate cover and black wrought iron supports that rest on the retaining wall. The committee supported this version.

Ed D will check with Bruce Driska, Emergency Services, about the potential for using the building as an emergency shelter. John Ireland outlined some of the implications if it were.

SPECIAL COMMON CONCIL MEETING: AUGUST 30

John presented the planned boards that will be printed for the council meeting and future presentations. He will print two or three sets: senior center, library, and traveling boards. The committee was reminded to attend this meeting, which starts at 7:00PM. Ron K. reviewed parts of the presentation and copies were distributed.

John also reported that the cost to for new construction of a comparable building would be \$400-450/sq foot. Reconstruction is ~\$250/sq foot currently. This adds up to \$5.9M to build new building and eliminates the potential grants/tax credits.

GRANTS AND OTHER COST SAVING MEASURES

SHPO TAX CREDITS

Ron K. spoke with Tom Dorsey (NU Legal) who administers three tax credit programs for NU. One of these programs is for historic restorations/preservation and is now under review by NU & NSTAR management but Tom thinks it will very likely be reinstated given feedback from NU's CEO, to date. Tom has administered over \$12M in historic tax credits over the past 5 years and it has been a resounding success. Ron explained the Senior/Community Center Project and Tom was pretty excited by the overall effort. He wants to see the project as soon as our application is acted upon by SHPO and thinks it will be ideal for NU. The NU tax credits are 100% on the dollar. He asked how much would we be seeking. Ron pointed out it depend on how SHPO values our hard costs (now estimated at approx \$5M), but our request could be around \$1.25M. His response was " no problem". Tom asked Ron to call him in mid-September when he should know officially the decision about the fate of the historic restoration/preservation tax credit program.

SHPO HISTORIC RESTORATION GRANT

Beth reported she, John Ireland, Joe Samolis, and Ron K. met at Eckersley-Hall with Laura Mancuso from SHPO on Wednesday, August 15, at 2:30pm and reviewed potential projects for this grant. SHPO was supportive of the application for exterior work and are excited by the possibility of providing both tax credits and restoration funds to the same project.

CT HISTORIC PRESERVATION GRANT

No additional information was available.

CLEAN ENERGY COMMUNITY GRANT

Ron K. reported that Bob Wall (CEFIA) indicated the 6kW of photovoltaic panels now available to the city could be converted to the cash equivalent should a geothermal (ground source heat pump) project become a reality for the new Senior/Community Center. Dave Younquist estimated it would reduce energy requirements by 25% if done correctly. The cost would range from \$150K to 250K (4-6 wells) and would add points for LEED.

CL&P ENERGY EFFICIENCY FUND

Ron K. reported there are two funds: Great Ideas grant and Energy Conscious blue prints grant. He and John Ireland discussed the second and will look into it.

7.0 OTHER BUSINESS

Senior Affairs Committee met August 20 and unanimously approved the Senior Center plan and bond proposal.

OUTREACH TO ORGANIZATIONS

Motion made by Ed D and seconded by Augie to modify the agenda to move this item to 7.0 Other Business. Vote was unanimous.

Potential outreach and point person:

- Ed D will be presenting Sept 19 St Theresa's guild at St Sebastian's Church. 6pm
- Central Business Bureau or Chamber: Ron and Trevor will check with Larry Hughs.
- Kiwanis
- Lions
- Altrusa: Ed D
- AARP: Ed D; already done;
- Westfield Residents: Ed D
- Wesleyan Hills: Ron K
- Civitan: Ed D.
- Bill Warner has a list, Ron will get it

CALENDAR MODIFICATION

The committee discussed upcoming meetings and decided to cancel the September 10 meeting.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Dypa and seconded by Larry Riley, the vote was unanimous and the meeting adjourned at 7:01 PM.